



lindsays

1 Tayfield Place
Dundee DD2 1DP

"Five bedroom, end of terrace townhouse in a much sought after West End location"





- Hallway
- Lounge
- Dining Room/Study
- Breakfasting Kitchen
- Five Double Bedrooms
- Family Bathroom
- WC
- Garden

EPC Rating C

OFFERS OVER £220,000

Description

Lindsays are delighted to offer to the market this five-bedroom, end of terrace townhouse in a much sought after West End location. Tayfield Place is ideally situated for the many bars, restaurants, theatres and independent shops of the thriving Perth Road area. The iconic Magdalen Green and Riverside area are just a stroll down Paton's Lane. Ninewells Teaching Hospital and both Universities are within easy reach and the area is well served by public transport.

The accommodation offers deceptively spacious, versatile accommodation spread over three floors comprising: on the ground floor a wide and welcoming reception hall with wc/cloakroom, spacious kitchen with a large built-in cupboard, range of wall and base units with integrated hob, oven and extractor hood and space for other appliances and breakfast table and chairs. There is also a formal dining room, which could be used as the lounge or an additional bedroom if required. On the first floor is the lounge and two good sized double bedrooms. Up on the second floor there are a further two double bedrooms and the family bathroom. Benefits include double glazing, gas central heating and attic space. Outside there is a south facing, fully enclosed walled garden which is laid with lawn, perfect for enjoying the sun. Included in the sale are the fitted floorcoverings, window blinds where fitted and the integrated kitchen appliances as detailed.

The property currently has an HMO licence in place so will be of particular interest to investment buyers. We do recommend internal viewing to appreciate the size and layout of this lovely property.

Area

Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk

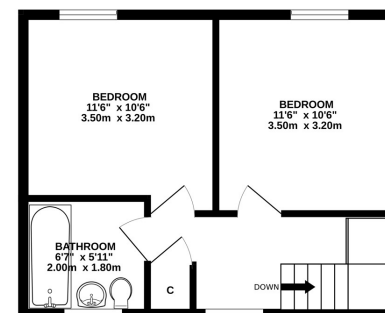
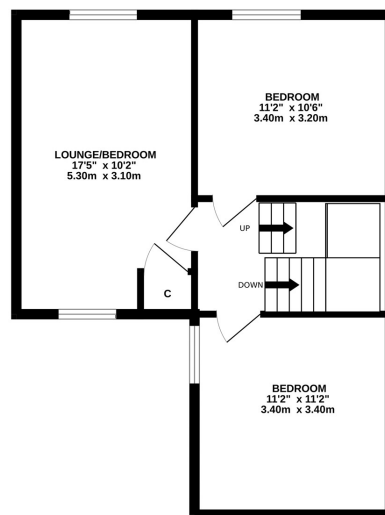
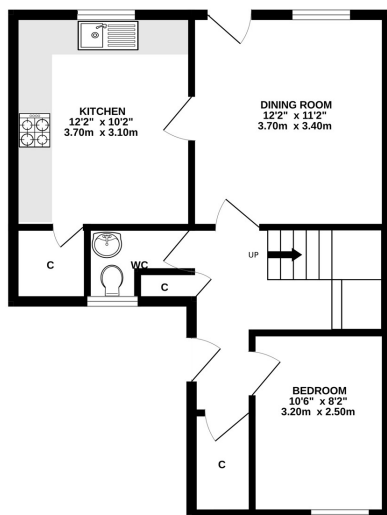




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.